069.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	649,300 / 649,300
					USE VALUE:	649,300 / 649,300
					ASSESSED:	649,300 / 649,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FREEMAN ANDREW C &
Owner 2:	HOELSCHER CATHLEEN A
Owner 3:	
Street 1:	42 KIMBALL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAMMOND JONATHAN M & REBECCA D -
Owner 2:	-
Street 1:	42 KIMBALL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,724 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5724.000	232,400	2,700	414,200	649,300
Total Card	0.131	232,400	2,700	414,200	649,300
Total Parcel	0.131	232,400	2,700	414,200	649,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.27 | /Parcel: 520.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,500	2700	5,724.	414,200	649,400	649,400	Year End Roll	12/18/2019
2019	101	FV	202,700	2700	5,724.	384,600	590,000	590,000	Year End Roll	1/3/2019
2018	101	FV	202,700	2700	5,724.	384,600	590,000	590,000	Year End Roll	12/20/2017
2017	101	FV	202,700	2700	5,724.	337,300	542,700	542,700	Year End Roll	1/3/2017
2016	101	FV	202,700	2700	5,724.	307,700	513,100	513,100	Year End	1/4/2016
2015	101	FV	197,700	2700	5,724.	272,200	472,600	472,600	Year End Roll	12/11/2014
2014	101	FV	197,700	2700	5,724.	257,400	457,800	457,800	Year End Roll	12/16/2013
2013	101	FV	197,700	2700	5,724.	245,000	445,400	445,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5955

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMMOND JONATHA	59723-304		8/9/2012		470,000	No	No		
GRIFFIN KEVIN F	56080-13		12/16/2010		449,000	No	No		
GRIFFIN MICHAEL	54399-58		3/15/2010	Convenience	99	No	No		
GRIFFIN MICHAEL	26148-434		3/19/1996			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2020	307	Solar Pa	9,552	C				
2/25/2020	267	Heat App	20,000	C				
11/26/2019	1921	Addition	170,000	O				
1/25/2013	123	Manual	16,360	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	CC	Chris C
5/17/2013	Info Fm Prmt	EMK	Ellen K
3/17/2009	Meas/Inspect	372	PATRIOT
10/31/2000	Hearing Chag	189	PATRIOT
10/7/1999	Meas/Inspect	263	PATRIOT
7/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5724		Sq. Ft.	Site		0	70.	1.03	12									414,203						414,200	

Total AC/HA: 0.13140 | Total SF/SM: 5724 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 414,203 | Spl Credit | Total: 414,200

USER DEFINED

User Acct	44384
GIS Ref	
GIS Ref	
Insp Date	11/08/18
!5955!	
Prior Id # 1:	44384
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/10/20	20:46:36

LAST REV

Date	Time
03/25/20	08:28:44
danam	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	164.557
Other Features:	62513
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315697
Depreciation:	83344
Depreciated Total:	232353

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

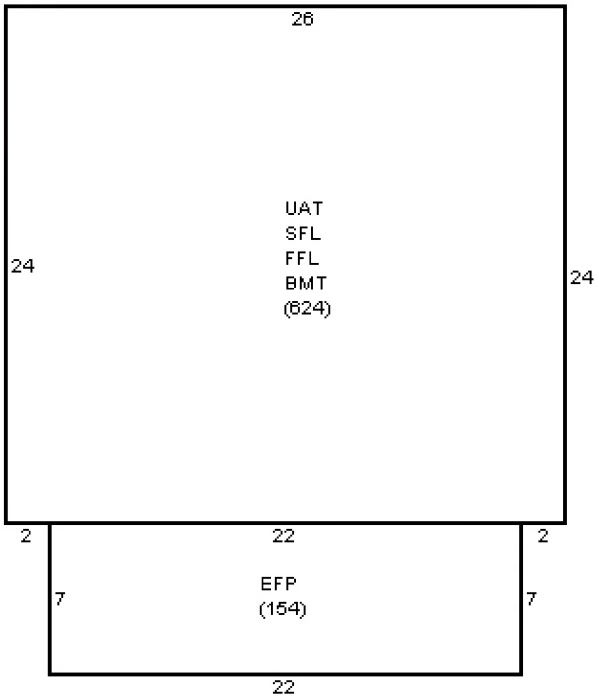
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.56
Special Features:	0	Val/Su Net:	106.51
Final Total:	232400	Val/Su SzAd	186.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	49.370	30,805
FFL	First Floor	624	164.560	102,683
SFL	Second Floor	624	164.560	102,683
UAT	Upper Attic	156	65.820	10,268
EFP	Enclos Porch	154	43.790	6,743

	Net Sketched Area:	2,182	Total:	253,182	
Size Ad	1248	Gross Are	2650	FinArea	1248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	FR	1928	27.63	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700

IMAGE

AssessPro Patriot Properties, Inc